



Brownfields Showcase Community Des Moines, IA

Outreach and Special Projects Staff (5105)

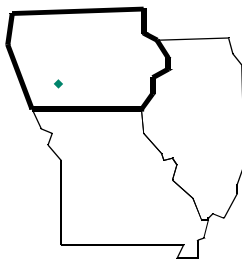
Quick Reference Fact Sheet

Brownfields are abandoned, idled or underused industrial and commercial properties where expansion or redevelopment is complicated by real or perceived contamination. In May 1997, Vice President Gore announced a Brownfields National Partnership to bring together the resources of more than 15 federal agencies to address local cleanup and reuse issues in a more coordinated manner. In 1998, this multi-agency partnership designated 16 "Brownfields Showcase Communities"—models demonstrating the benefits of collaborative activity on brownfields. In October 2000, the partnership selected 12 additional "Brownfields Showcase Communities" to continue the success of the initiative. The Brownfields Showcase Communities are distributed across the country and vary by size, resources, and community type. A wide range of support will be leveraged, depending on the particular needs of each Showcase Community.

BACKGROUND

The Brownfields National Partnership has selected Des Moines, Iowa, as a Brownfields Showcase Community. The city identified about 250 brownfields sites throughout Des Moines, located primarily in the following targeted redevelopment areas: the 1,200-acre Agribusiness Park, the 300-acre Riverpoint West area, and the city's federally designated Enterprise Community. All three of the targeted areas have higher concentrations of minorities and families living below the poverty level than the rest of the city. The highest rates are in the Enterprise Community: 29.7 percent minority population, compared with the city average of 10.8 percent, and 32.9 percent poverty rate, compared with the city's rate of 9.5 percent. Redevelopment of the three targeted revitalization areas will create approximately 8,000 new jobs and add approximately \$400 million to the city's tax base.

Community Profile



Des Moines, Iowa

The City of Des Moines has put together an impressive coalition of public and private entities focusing its brownfields redevelopment efforts on creating residential, commercial, industrial and recreational developments in the Agribusiness Park and Riverpoint West projects. The city is developing an area-wide redevelopment strategy to assemble private property and has made significant progress in identifying the extent of contamination in these areas.

CURRENT ACTIVITIES AND ACHIEVEMENTS

In the Agribusiness Park, which contains salvage yards, an agricultural chemical manufacturer, and other industrial facilities, the city has conducted Phase I site assessments on 94 properties and found that 61 do not require further cleanup. The city completed Phase II assessments on 12 of the remaining 33 properties, and no soil or groundwater contamination was found that required cleanup. Phase I site assessments were also conducted in the Riverpoint West area, former home to foundries, rail yards, and an industrial chemical manufacturing facility. Fifty-eight properties were assessed and 19 were found to not require cleanup. The other 39 properties, comprising 175 acres, require further investigation, and the city is in the process of preparing for Phase II assessments.

The City of Des Moines has a number of brownfields redevelopment projects underway in partnerships with EPA, the U.S. Army Corps of Engineers, the U.S. Department

of Transportation, the U.S. Department of Housing and Urban Development, and many others. One leading example of these partnerships is the Federal Home Financing Board's \$2 million equity commitment for the Riverpoint West project, a breakthrough step for the Federal Home Loan Bank System. In addition, the community has invested nearly \$200 million in local funds for brownfields redevelopment in the downtown, northeast Des Moines, the Agribusiness Park, and the federal Enterprise Community.

EPA has awarded Des Moines a Brownfields Assessment Demonstration Pilot for the Agribusiness Park, a Supplemental Assessment Demonstration Pilot for the Riverpoint West project, and a Brownfields Cleanup Revolving Loan Fund Pilot for brownfields redevelopment in the city.

Additionally, strong community involvement from citizen, environmental, and civic and governmental groups in the Des Moines brownfields redevelopment project has helped revitalize the targeted areas. These include, but are not limited to Des Moines Neighbors (a coalition of 49 neighborhood associations), the Enterprise Community Steering Committee, the Good Neighbor Task Force, the City of Des Moines, Polk County, and the State of Iowa. Several business, lending, educational, and local labor organizations are also involved. The city also solicits community input in drafting urban renewal

plans and identifying redevelopment opportunities, and uses public forums to help keep the public well informed of the nature and extent of contamination at the sites targeted for redevelopment.

SHOWCASE COMMUNITY OBJECTIVES AND PLANNED ACTIVITIES

As a Showcase Community, Des Moines' brownfields revitalization plans focus on residential, commercial, industrial, and recreational redevelopment in three targeted areas: the Agribusiness Park, Riverpoint West, and the federal Enterprise Community area. Through partnerships with many federal, state, and local government and private sector entities, Des Moines is creating a model for other urban centers in America's heartland. The Agribusiness Park will attract new value-added agricultural enterprises and create about 7,000 jobs. The reuse plan will also encourage the use of more environmentally conscious development approaches. The Riverpoint West will be developed into a mixed-use urban village with 1,000 townhouses, 850,000 square feet of office space, and environmental and recreational improvements are expected to create approximately 8,000 jobs. The urban design of the development will encourage people to walk to work. In the Enterprise Community, about 20 brownfields site will be redeveloped for residential and commercial use.

Contacts

Office of Economic Development
City of Des Moines
(515) 237-1351

U.S. EPA – Region 7
(913)551-7786

For more information on the Brownfields Showcase Communities, visit the EPA Brownfields Web site at:
<http://www.epa.gov/swerosps/bf/showcase.htm>